

**EXHIBIT "C"**



# SOLUTIONSTAR

## Broker Price Opinion (BPO)

CLIENT LOAN NUMBER: \_\_\_\_\_ SECTION TYPE ☒ Drive-by ☐ Interior DATE INSPECTED: Dec 18 2013  
1st ALT TRACKING # \_\_\_\_\_ HOUSE APPEARS: ☒ Occupied ☐ Vacant/Secured ☐ Vacant/Unsecured  
2nd ALT TRACKING # \_\_\_\_\_ BORROWER/OWNER HAROLD MANIRAM  
PROPERTY ADDRESS: 10 CITY PL APT 22G CLIENT NAME: Solutionstar PA  
CITY, STATE, ZIP WHITE PLAINS NY 10601 COMPLETED BY: Stephanie Mason  
FIRM NAME: Blue Realty Group Inc FAX NO: \_\_\_\_\_  
PHONE NO.: (914) 772-3949 PARCEL NUMBER: 1700-125-076-001-5-134

### I. GENERAL MARKET CONDITIONS

Current market condition: ☐ Depressed ☐ Slow ☒ Stable ☐ Improving ☐ Excellent  
Employment conditions: ☐ Declining ☒ Stable ☐ Increasing  
Market price of this type property has: ☐ Decreased \_\_\_\_\_ % per month for the past 12 months  
☐ Increased \_\_\_\_\_ % per month for the past \_\_\_\_\_ months  
☒ Remained stable

Estimated percentages of owner vs. tenants in neighborhood: 70 % owner occupant 30 % tenant  
There is a ☒ Normal supply ☐ oversupply ☐ shortage of comparable listings in the neighborhood  
Approximate number of comparable units for sale in neighborhood: 22 Owner Pride: Excellent  
No. of competing listings in neighborhood that are REO or Corporate owned: 0  
No. of boarded or blocked-up homes: 0  
General Marketing Comments: See Comment section page 3

### II. SUBJECT MARKETABILITY

Range of values in neighborhood is \$249,900 to \$3,300,000  
The subject is an ☐ over improvement ☐ under improvement ☒ Appropriate improvement for the neighborhood.  
Normal marketing time in the area is: 200 days. Yes ☒ No ☐ If no, explain \_\_\_\_\_  
Are all types of financing available for the property? Yes ☒ No ☐ If no, explain \_\_\_\_\_  
Has the property been on the market in the last 12 months? Yes ☐ No ☒ Listing Company: \_\_\_\_\_ Phone: \_\_\_\_\_  
Is the property currently listed? ☐ Yes ☒ No  
To the best of your knowledge, why did it not sell? not listed  
Unit Type: ☐ single family detached ☒ condo ☐ co-op ☐ Multi Family ☐ 2 unit ☐ 3 unit ☐ 4 unit  
☐ single family attached ☐ townhouse ☐ modular ☐ mobile home att ☐ mobile home det ☐ v/land ☐ Other  
Resale Comments: See Comment section page 3  
If condo or other association exists: Fee \$1,170 ☒ monthly ☐ annually Current? Yes ☒ No ☐ Fee delinquent? \$0.00  
The fee includes: ☒ Insurance ☒ Landscape ☒ Pool ☐ Tennis Other none  
Association Contact: Name: Trump Corp Phone No.: (212) 836-3236

### III. COMPETITIVE CLOSED SALES

ITEM	SUBJECT	COMPARABLE NUMBER 1	COMPARABLE NUMBER 2	COMPARABLE NUMBER 3
Address	10 CITY PL APT 22G	10 City Pl 18F	10 City Pl 25C	10 City Pl 2H2F
City, State, Zip	White Plains NY 10601	White Plains NY 10601	White Plains NY 10601	White Plains NY 10601
Proximity to Subject	*Proximity Same Build	*Proximity Same Build	*Proximity Same Build	*Proximity Same Build
Type of Sale	Market	Market	Market	Market
Sale Price	\$630,000	\$695,000	\$700,000	\$700,000
Price/Gross Living Area	\$497 Sq.Ft.	\$461.00 Sq.Ft.	\$527.00 Sq.Ft.	\$493.00 Sq.Ft.
Data Source	MLS 2835037	MLS 3214505	MLS 3331149	MLS 3314417
Property Type	Condo	Condo	Condo	Condo
Original List \$	\$650,000	\$725,000	\$685,000	\$685,000
List Date	May 3 2012 12:00AM	Oct 11 2013	May 9 2013	May 9 2013
Sale Date	Jul 9 2013	Nov 25 2013	Aug 2 2013	Aug 2 2013
Total DOM	427	45	85	85
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
Concessions	None	None	None	None
Location	Good	Good	Good	Good
Leasehold/Fee Simple	Fcc Simple	Fcc Simple	Fcc Simple	Fcc Simple
Site Size	0 ac	0 ac	0 ac	0 ac
View	Residential	City	City	City
Design and Appeal	Multi-Unit	Multi-Unit	Multi-Unit	Multi-Unit
Quality of Construction	Good	Good	Good	Good
Age	8 yrs	8 yrs	8 yrs	8 yrs
Condition	Good	Good	Good	Good
Above Grade	Total Bdms BA HBA	Total Bdms BA HBA	Total Bdms BA HBA	Total Bdms BA HBA
Room Count	4 2 2 1	4 2 2 1	4 2 2 1	4 2 2 1
Gross Living Area	1,359 Sq.Ft.	1,367 Sq.Ft.	1,320 Sq.Ft.	1,421 Sq.Ft.
Basement Sq.Ft./%Fin	0 Sq.Ft. 0%	0 Sq.Ft. 0%	0 Sq.Ft. 0%	0 Sq.Ft. 0%
Functional Utility	Yes	Yes	Yes	Yes
Heating/Cooling	Heat Pump	heat pump	heat pump	heat pump
Energy Efficient Items	None	None	None	None
Garage/Carport	1 Attached	1 Attached	1 Attached	1 Attached
Porches, Patio, etc	None	None	None	None
Fence, Pool, etc	Complex pool	Complex pool	Complex pool	Complex pool
Other	None	None	None	None
Net Adj. (total)		+ \$0	+ \$0	+ \$0
Adjusted Sales Price		\$630,000	\$695,000	\$700,000

Items marked with an asterisk are required, the form will not be saved if these values are left blank.  
All information provided is based upon public records or general expertise and may be dependent upon the analysis or reporting of other parties. This analysis has been performed by a licensed real estate professional and is intended for the benefit of the addressee. This report should not be construed as an appraisal. All information herein is deemed accurate but not guaranteed.

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